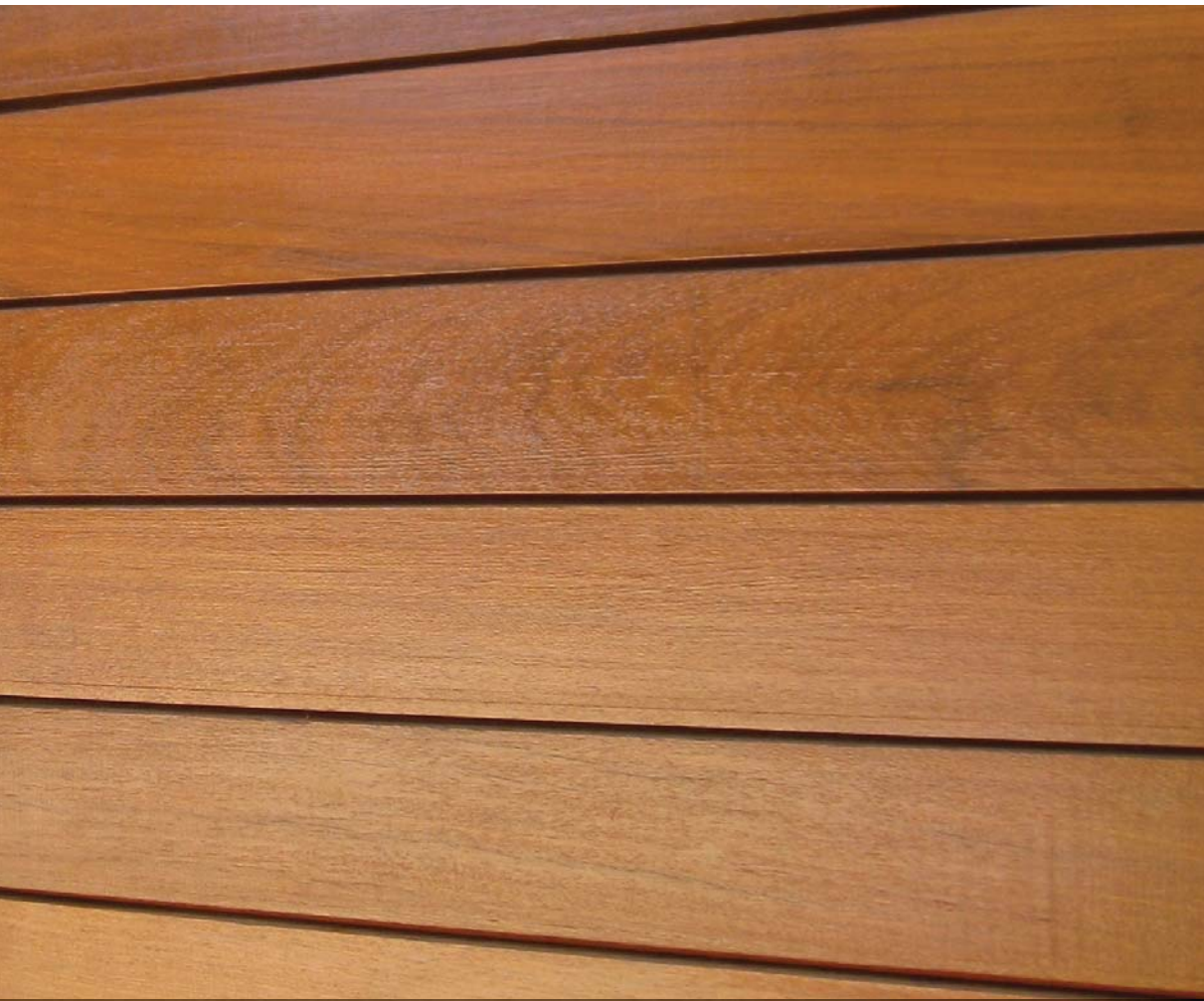




EXTERIOR PLASTER FINISH



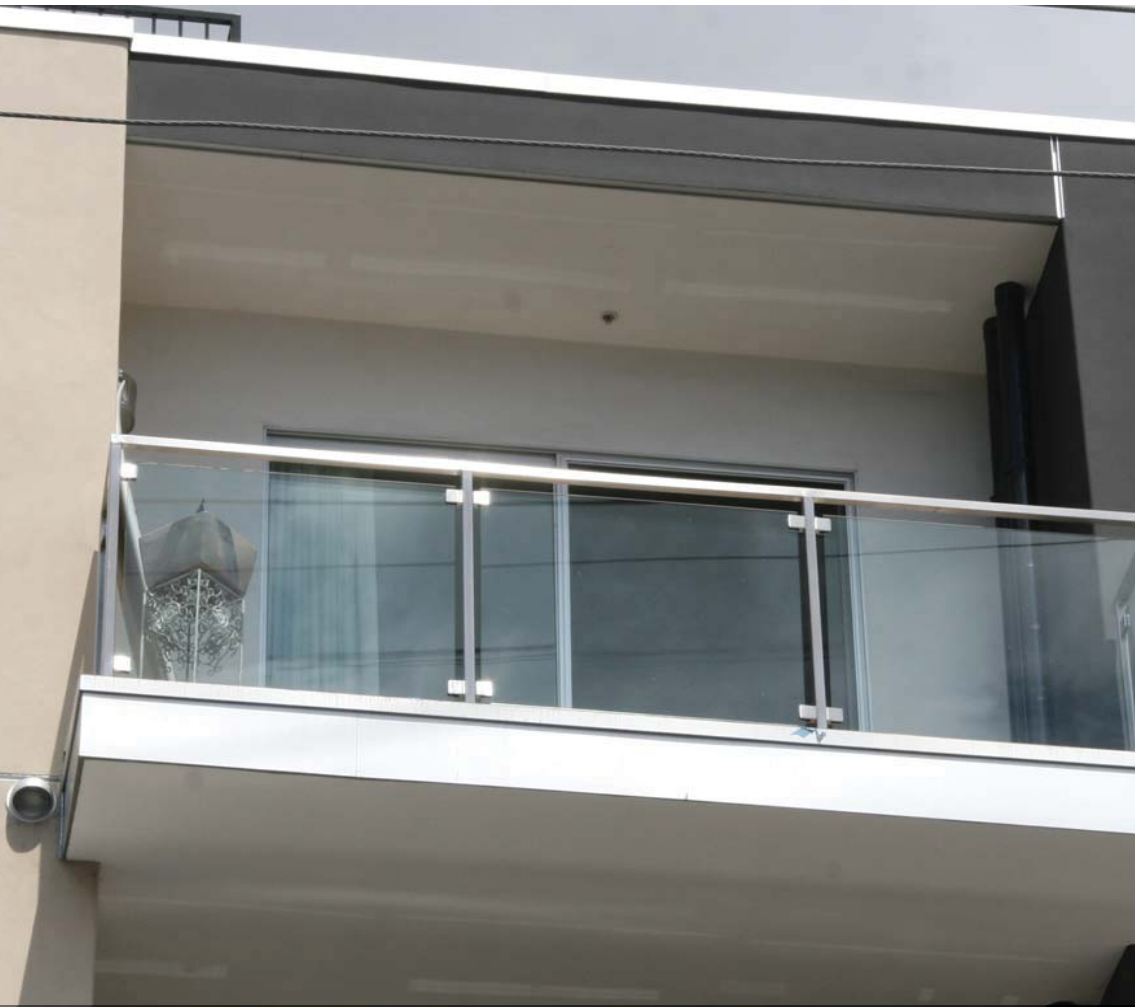
FIBER CEMENT SIDING



COMPOSITE WOOD SIDING



METAL PICKET RAILING



GLASS RAILING



METAL AWNING



STONE VENEER



VINYL WINDOW



ALUMINUM STOREFRONT

landscape concept

The landscape of Walnut Residences will be **lush, diverse, dynamic and context sensitive**, providing multiple benefits to both project residents and the local community. The wide array of spaces will **range from lively, vibrant places for social gathering and activity to more quiet, contemplative and intimate spaces**.

The landscape will provide tangible **connections** between adjacent residential areas and Walnut Residences, with the **neighborhood scale and character** of the local landscape reflected in the choice of materials, plantings and features. The site's **agrarian history** will also be celebrated and manifested in the design of many of the outdoor environments.

The landscape character will begin at the project's public edges, along the Walnut Avenue, Guardino Drive, and Litchfield Avenue streetscapes. These streets will include **large scale shade trees, flowering trees at key entry areas, stormwater plantings, multi-modal bike and pedestrian amenities, and flowering drought-tolerant plantings** that will reinforce the residential character of the surrounding community. The streetscapes will also interact with the adjacent buildings along the west and north sides of Walnut Residences, where **stoops/front porches** will provide the opportunity for residents to have a connection with the local streets and interact with their neighbors.

A **unique, inviting Linear Green** will link the surrounding streetscape to the interior of Walnut Residences. This space will include a **wide variety of multi-generational activities and spaces** to activate the park-like setting throughout the day and evening hours. Large shade trees, creative play opportunities, informal areas to work or relax, a large pool deck designed to support a variety of events, hardscapes for yoga or other athletic activities, barbeque areas, fire pits, a range of flexible seating elements, and potential spaces for lawn and table games. Varied, high-quality **paving materials and a rich plant palette** will support the unique character and uses of the Linear Green. The landscape will also support and reinforce multiple amenity spaces that will be incorporated into the first two floors of the buildings. Importantly, a **fully accessible 26-foot Emergency Vehicle Access lane** that conforms to the City of Fremont's standards will be thoughtfully integrated to ensure its functionality while minimizing visual and physical impact in this important space. Similar to the street interfaces, first floor units will feature **stoops/front porches to activate and animate the Linear Green**.

A series of **courtyards will provide visual interest and connect interior and exterior spaces**. The courtyards will feature flexible seating areas, stormwater plantings, strategically placed trees to provide privacy, perennial plantings, community garden areas, and cozy seating spaces. The courtyards will be passive and active spaces that provide places for informal gatherings, work, reading and relaxation.

Along the site's eastern edge, a rich landscape will be created that celebrates the area's agrarian history and sense of place. Referred to as the "Country Lane," the linear space will serve the **functional and operational needs of Walnut Residences** (e.g. waste management and fire access) while **protecting the current character of this edge and providing an additional pedestrian linkage**. Based on the final plan and tree health, the project will endeavor to retain several **existing trees along the eastern property line**. Bosques of small flowering trees and rows of perennials will recall the orchards and types of plants that were historically raised on the site while providing new **natural habitats**. Finally, the alignment and materials for the Emergency Vehicle Access lane will be varied to reduce the visual and physical impact while **supporting fire access needs and requirements**.

On top of the South Building parking structure, a large **outdoor amenity space** will provide a **vibrant and fun social experience** for residents. The roof deck may feature elements such as a swimming pool, open kitchen and club house, raised stormwater planters, cabanas, a fitness track, informal work spaces, fitness areas, and views to the eastern hills and San Francisco Bay. An elevator and well-placed staircases will provide multiple points of access and safe exiting from this multi-use rooftop space.

Linking all these spaces will be a **fully accessible and safe pedestrian network of paths**. Residents will be able to walk throughout the project on a system of paths that will be **well lit, composed of rich and varied pavements, and provide multiple opportunities for interaction** with fellow residents and the local community.

irrigation intent

All landscape areas will be **permanently irrigated using an automatic irrigation system**. The irrigation system will be divided into several systems based on the water requirements of each hydro zone. Hydro zone separations will be based on the sun orientation and water requirements of the specified materials. The irrigation system shall provide 100 percent head to head coverage and be designed to minimize overspray.



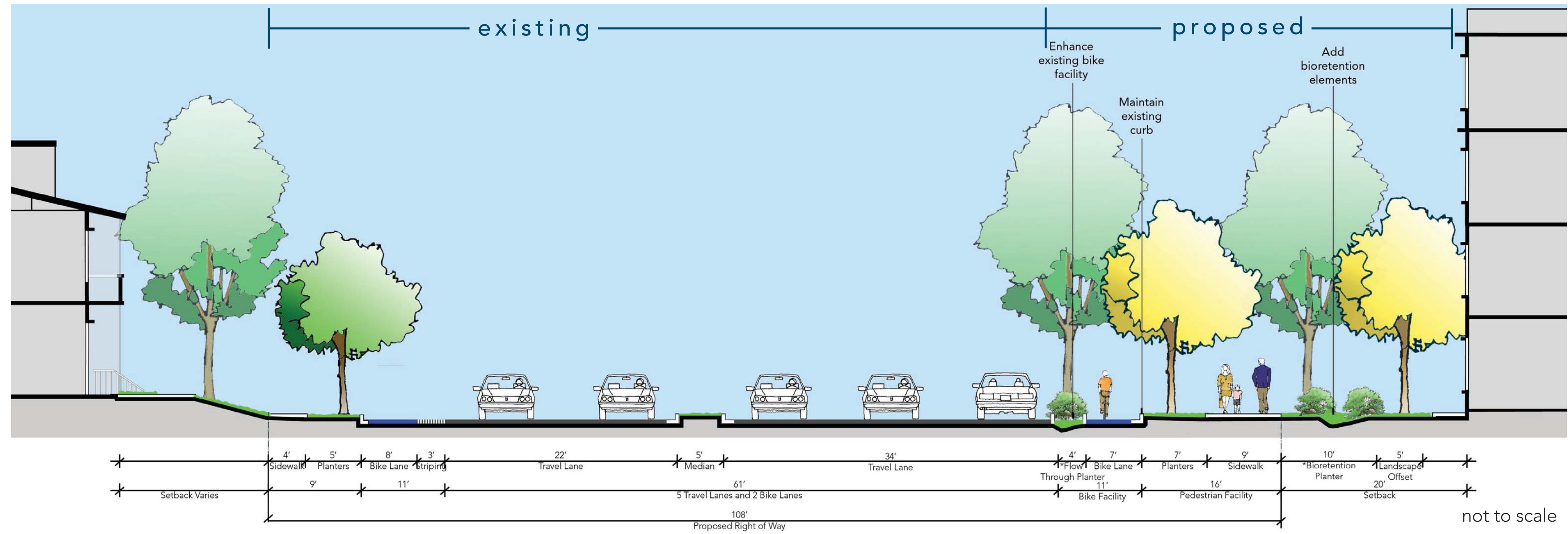
illustrative landscape concept

At right is the Landscape Illustrative Concept. The following pages outline sections and landscape design imagery concepts. Note that the images accompanying the sections and the imagery concepts are intended to provide a sense of character for each street and open space only. They are not representative of final design.

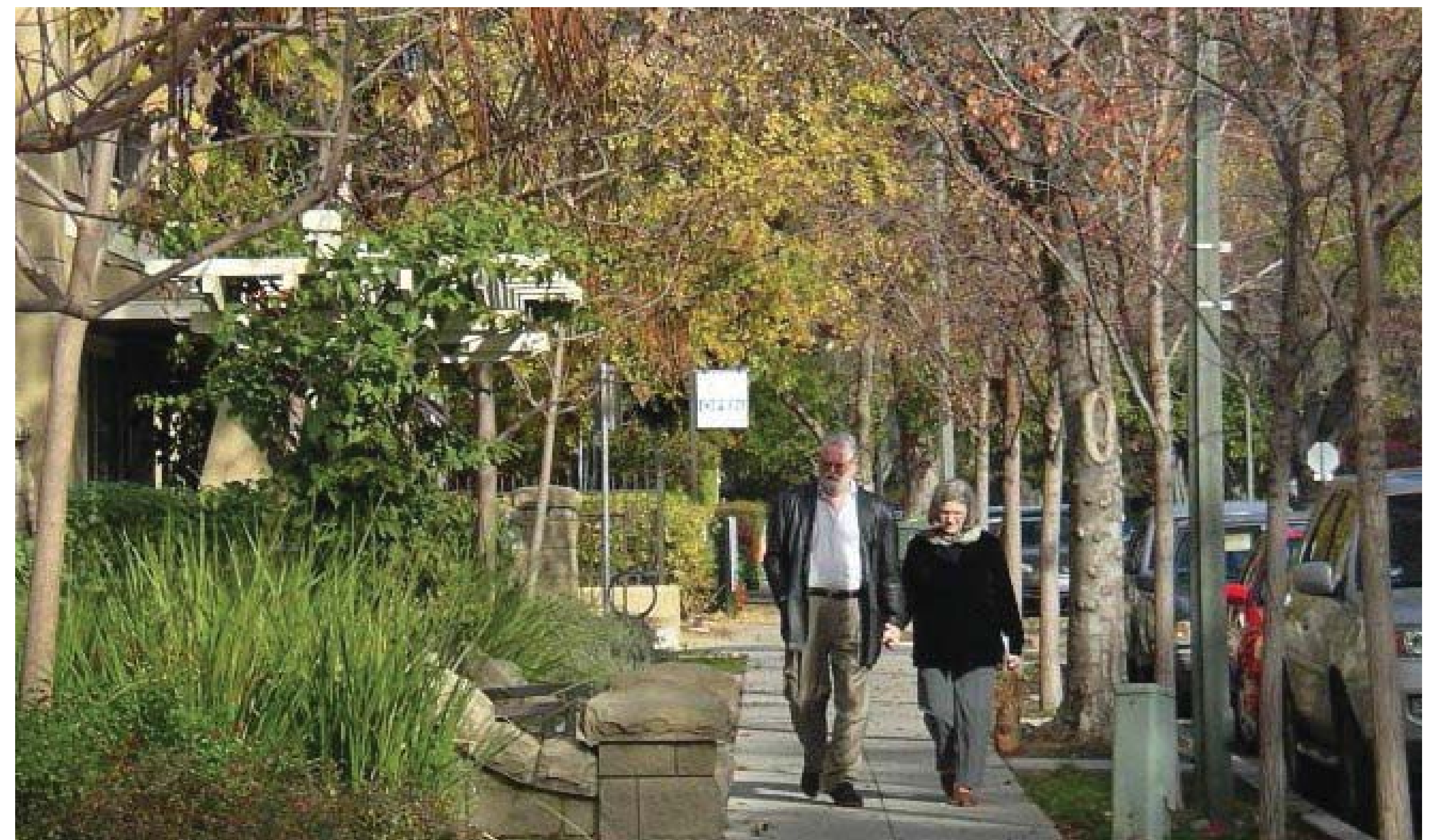
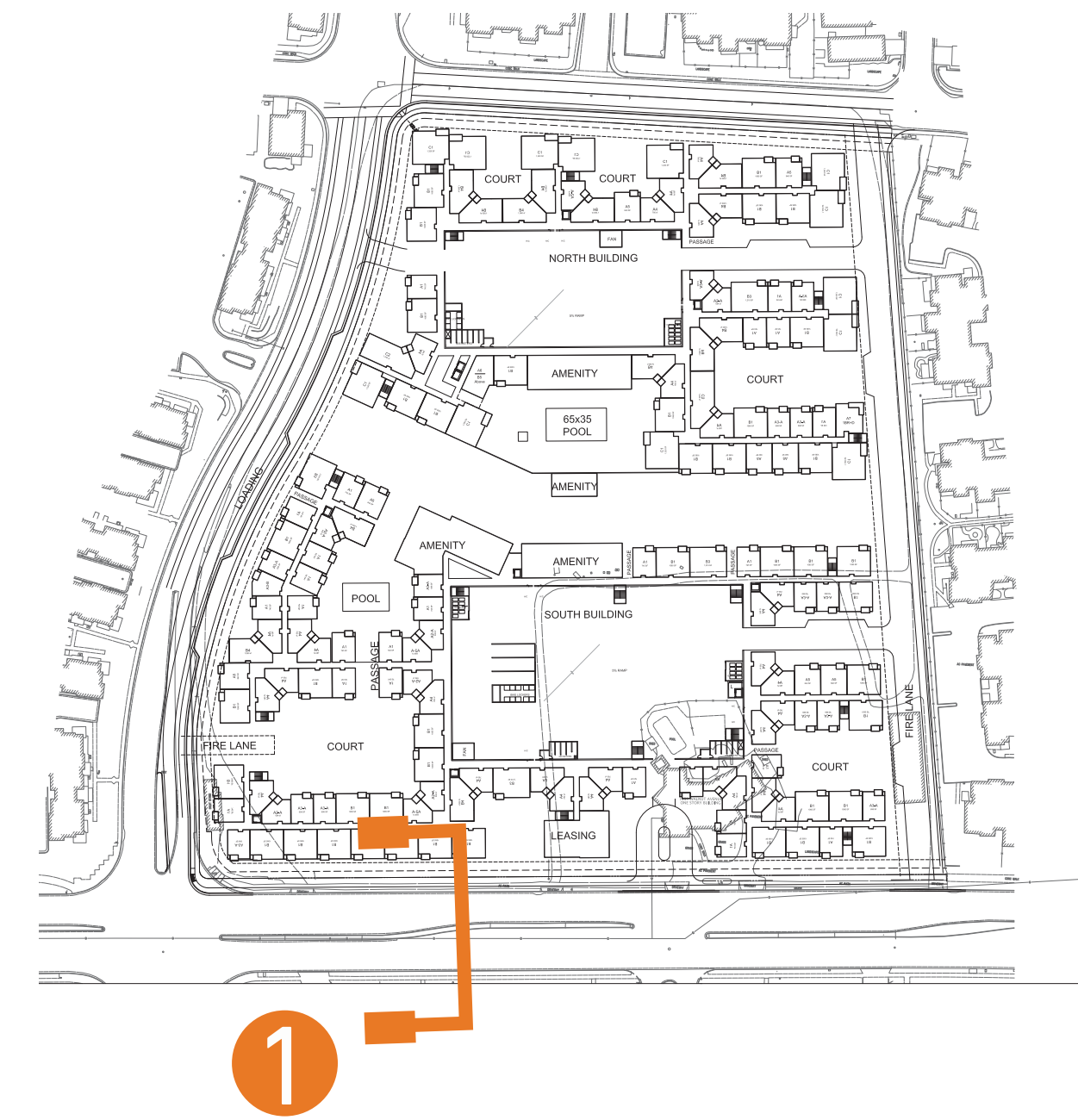


1 walnut avenue

Section 1: Walnut Avenue

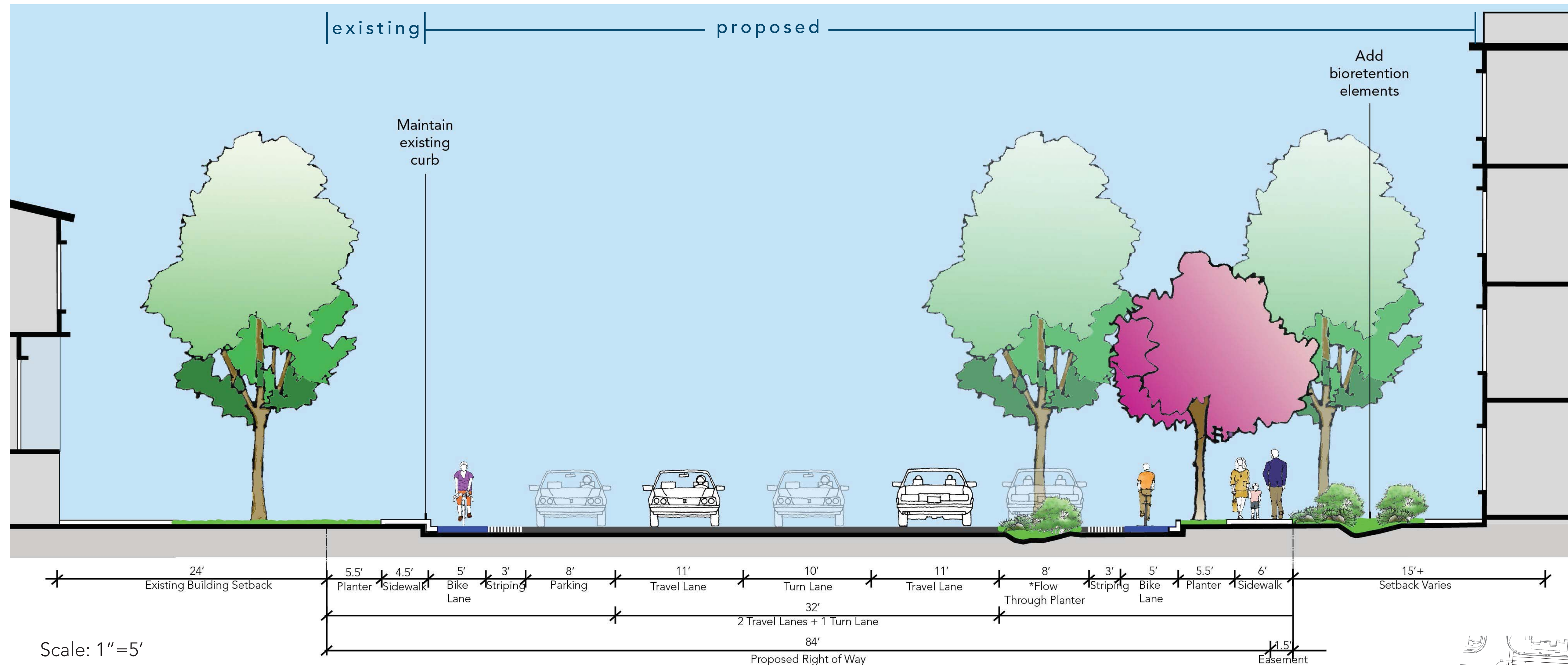


*Note: Bioretention planters are at a few key areas of the length of road. Refer to plan for specific locations.



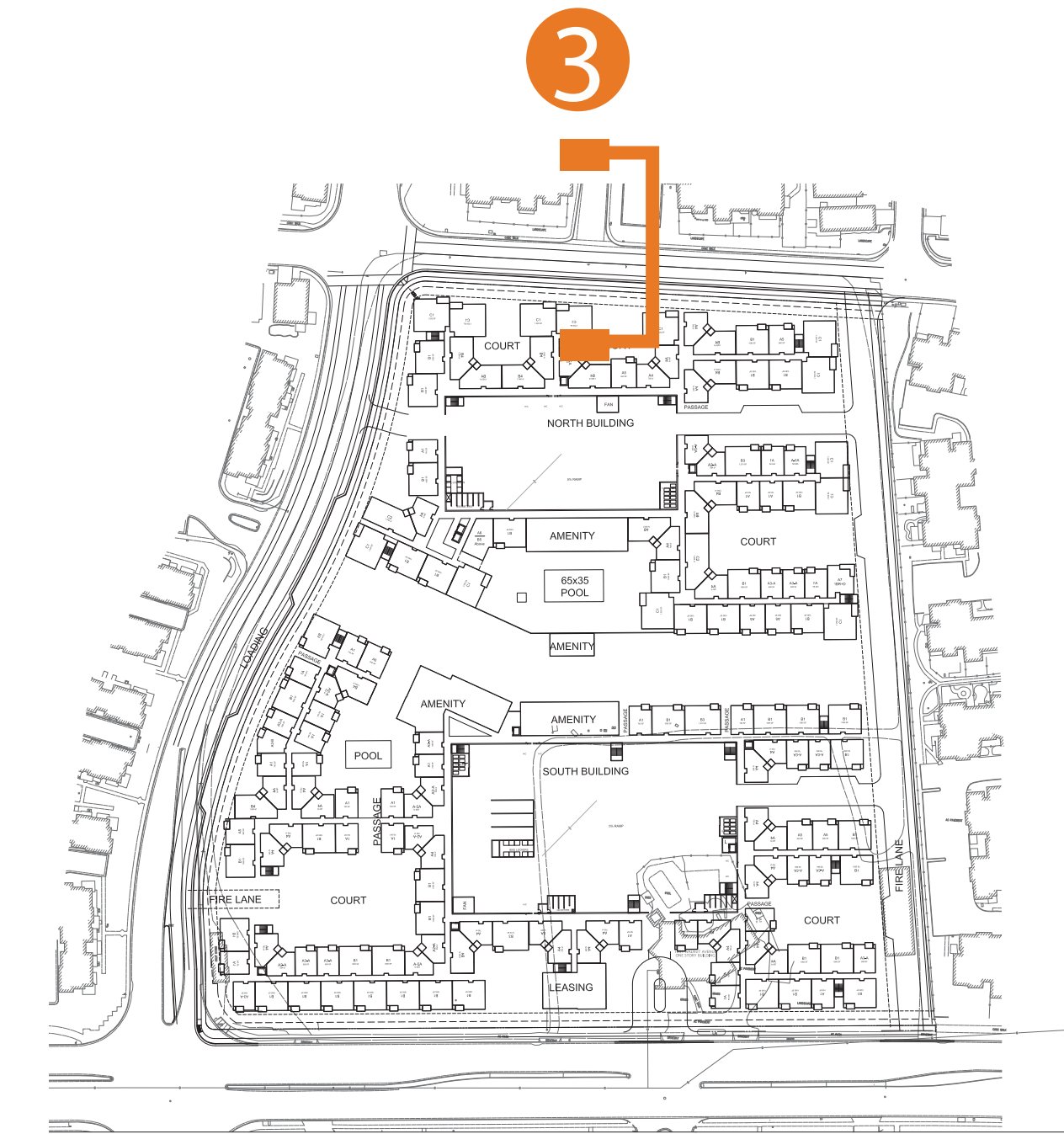
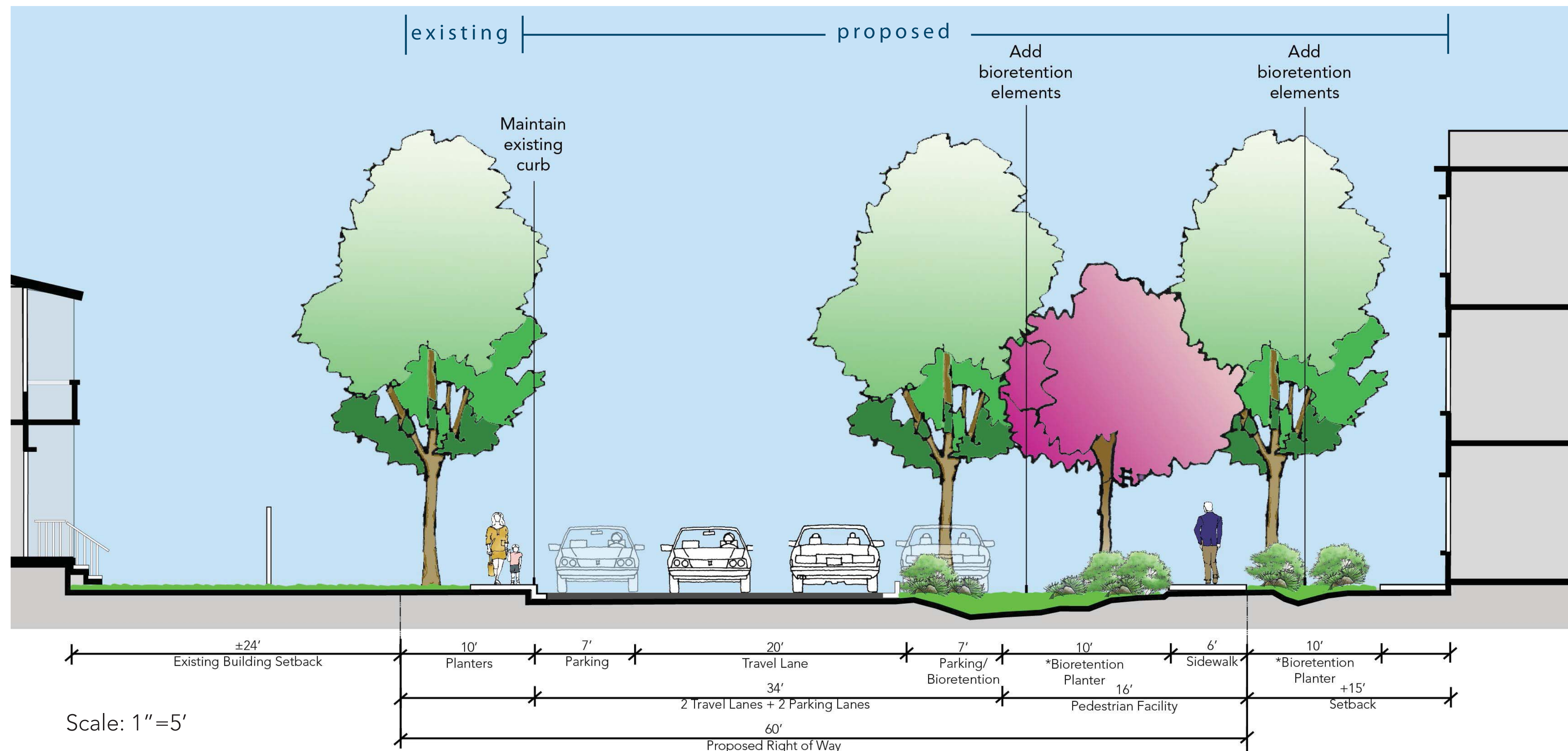
2 guardino drive

Section 2: Guardino Drive

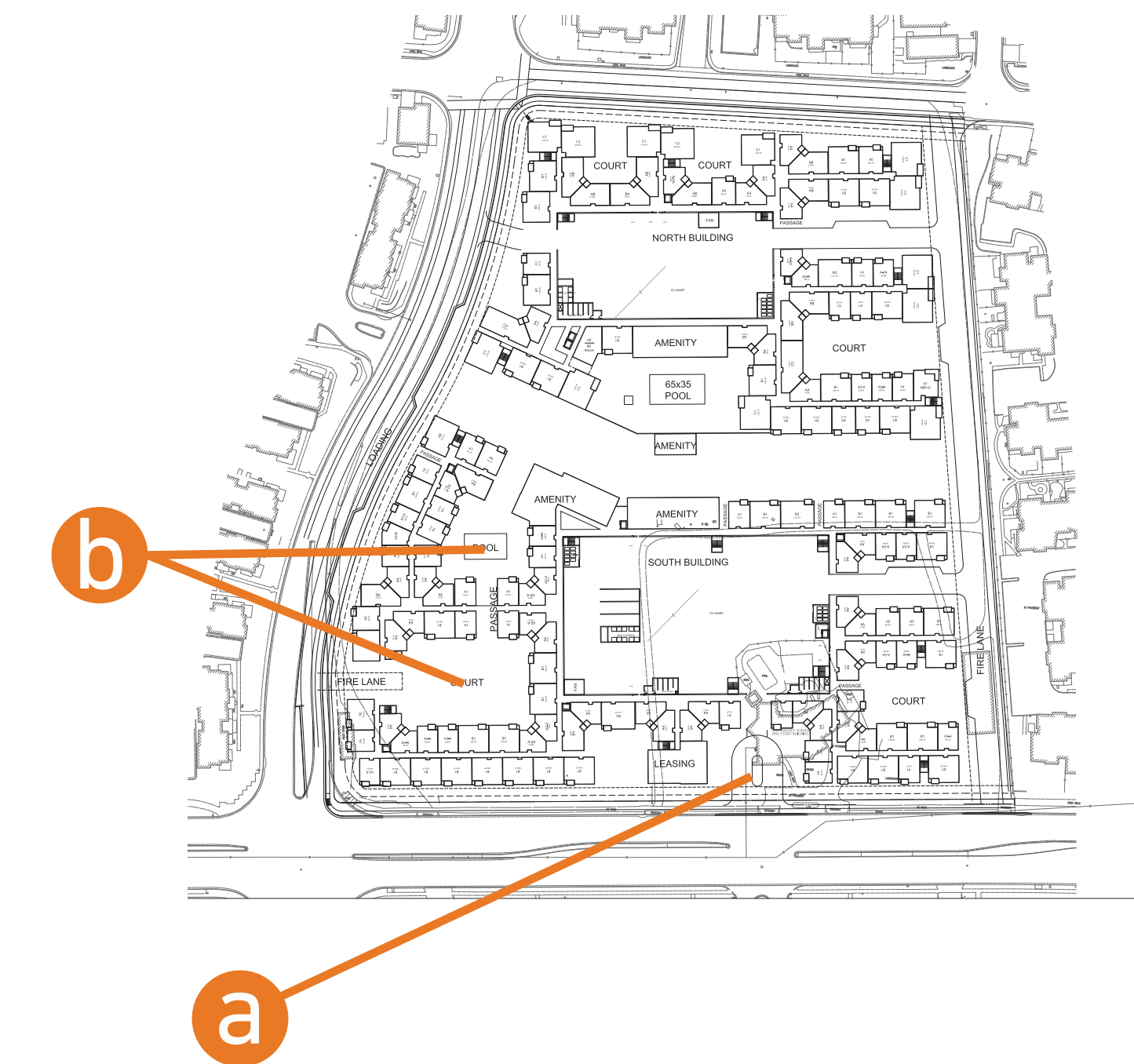


3 litchfield avenue

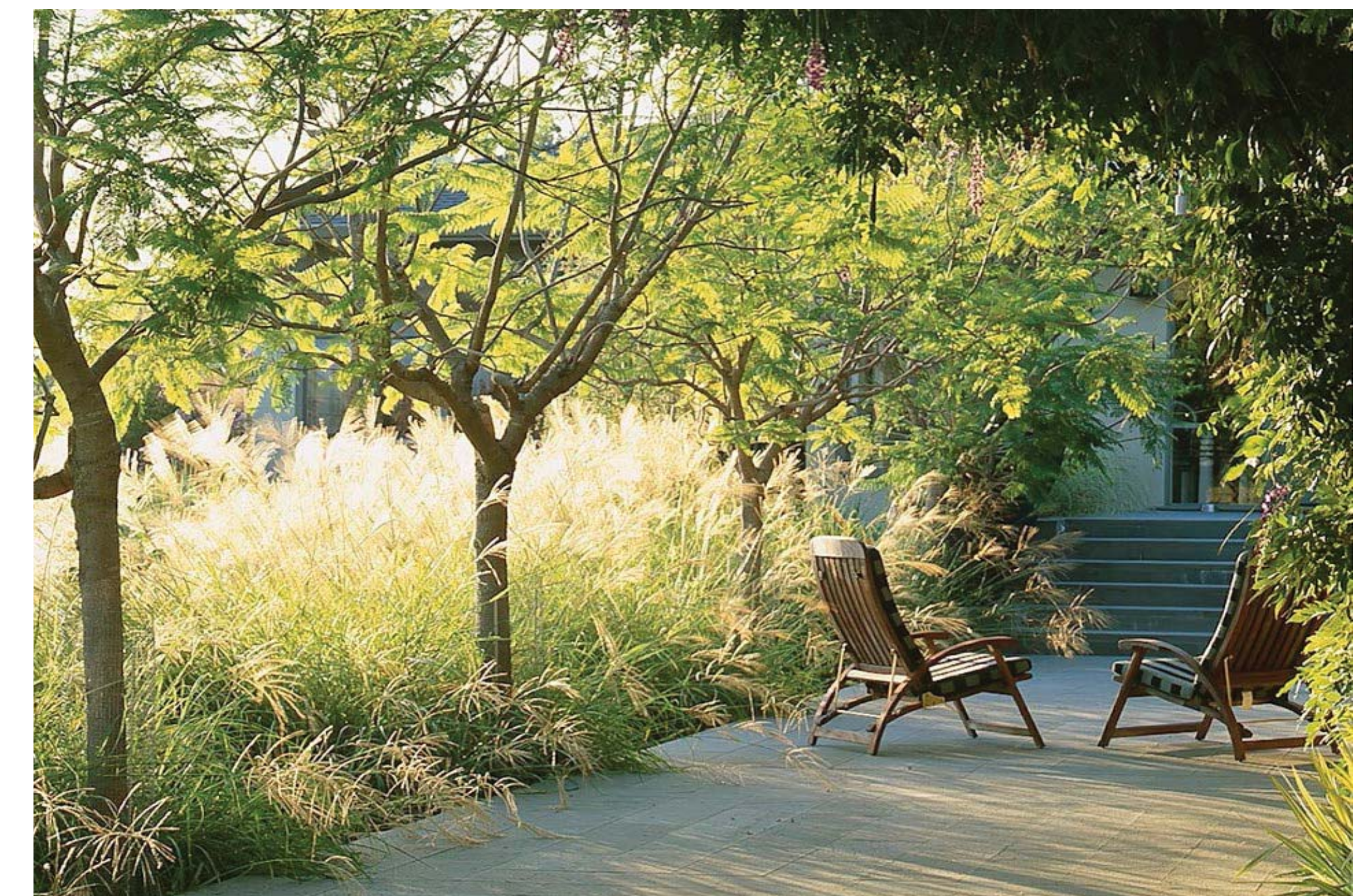
Section 3: Litchfield Avenue



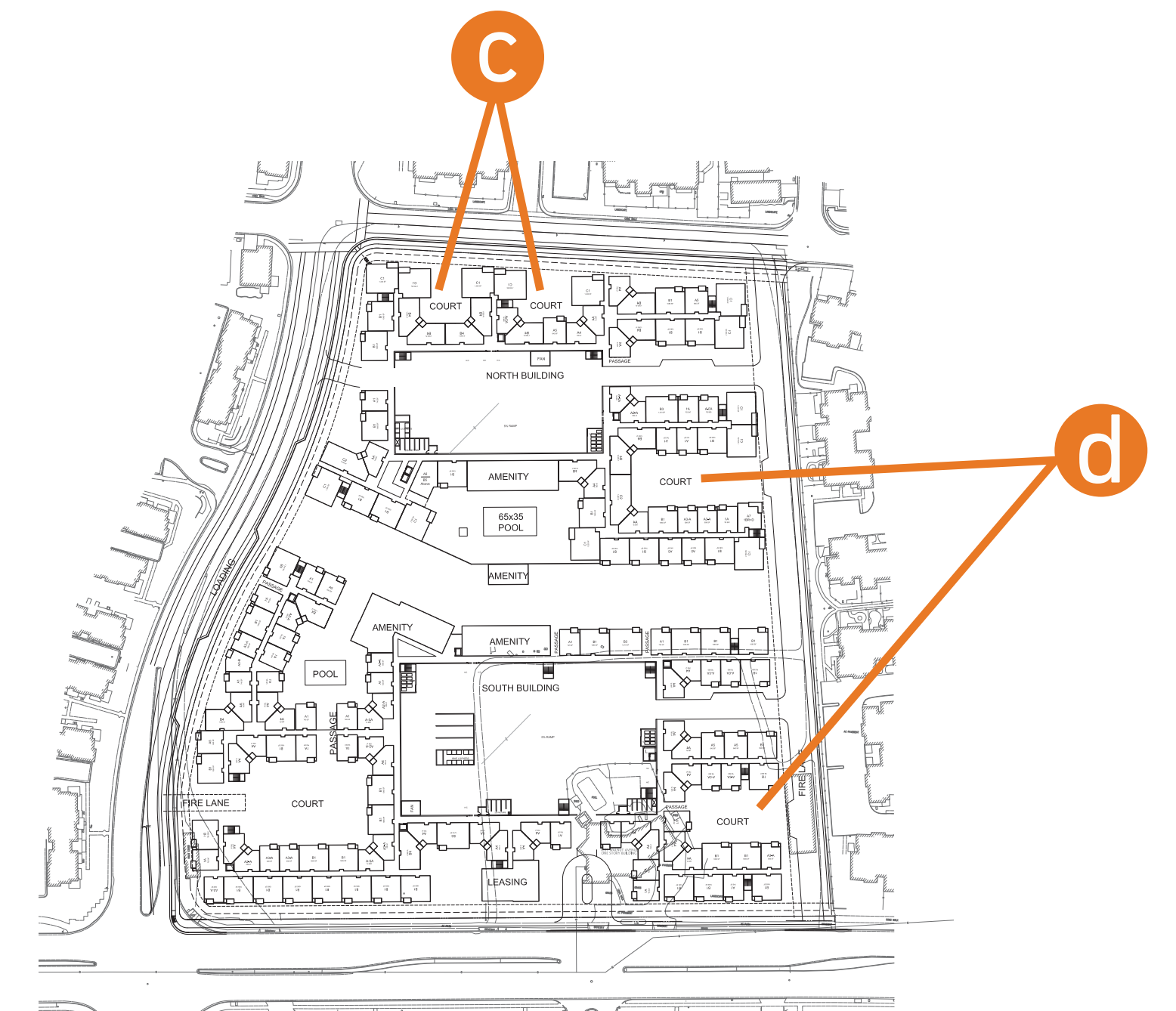
a entry/arrival



b east courtyards

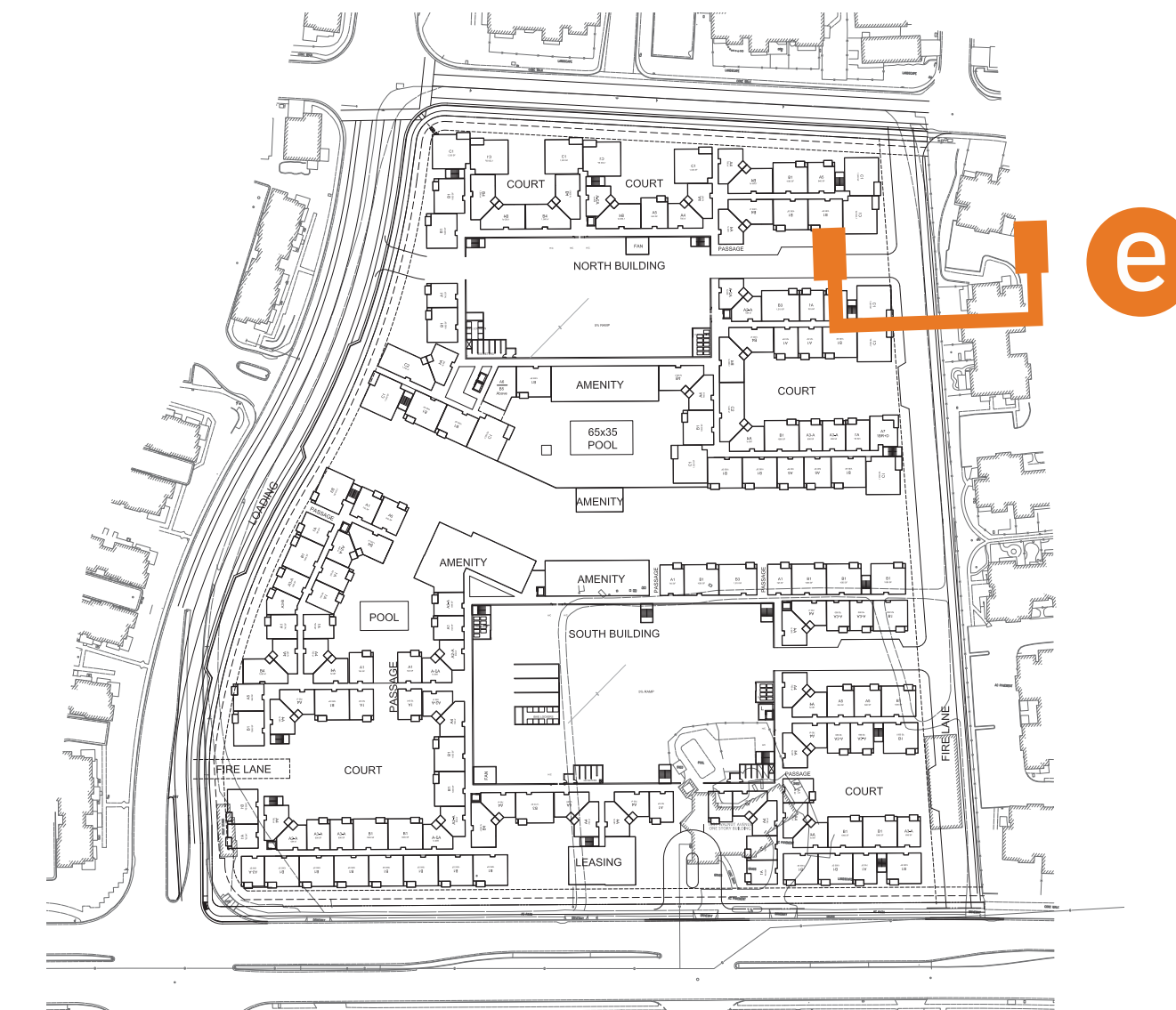
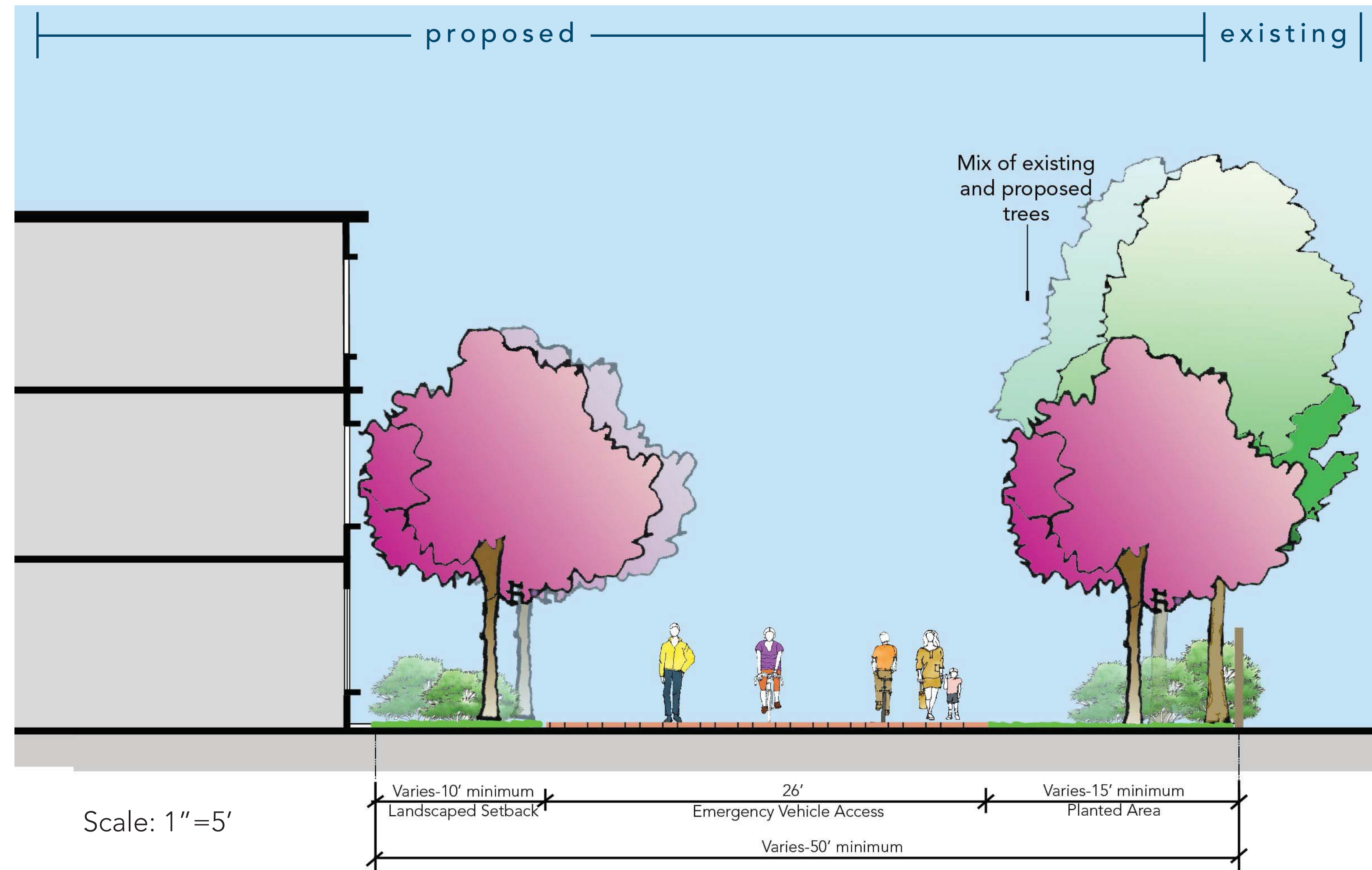


c north courtyards

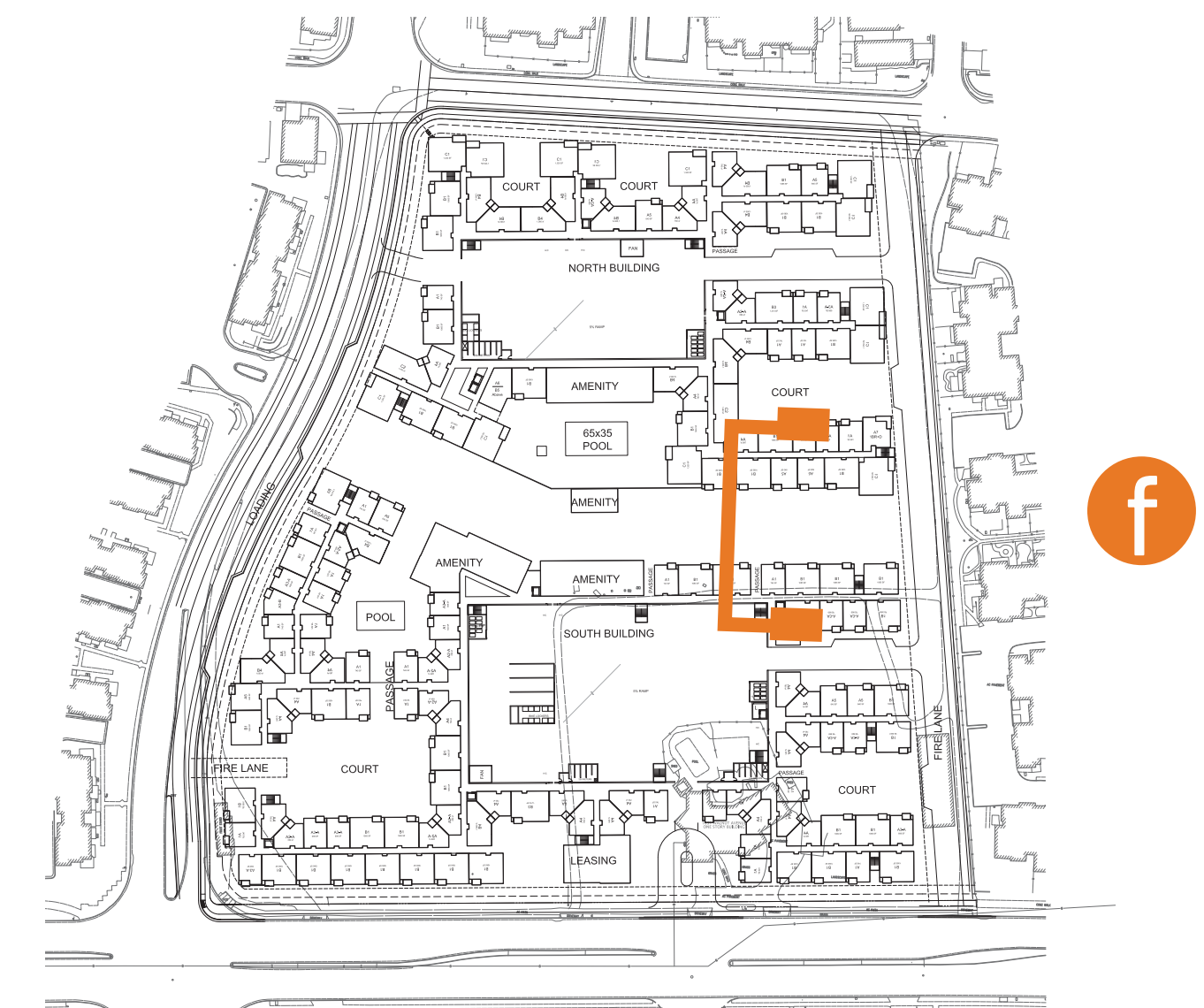
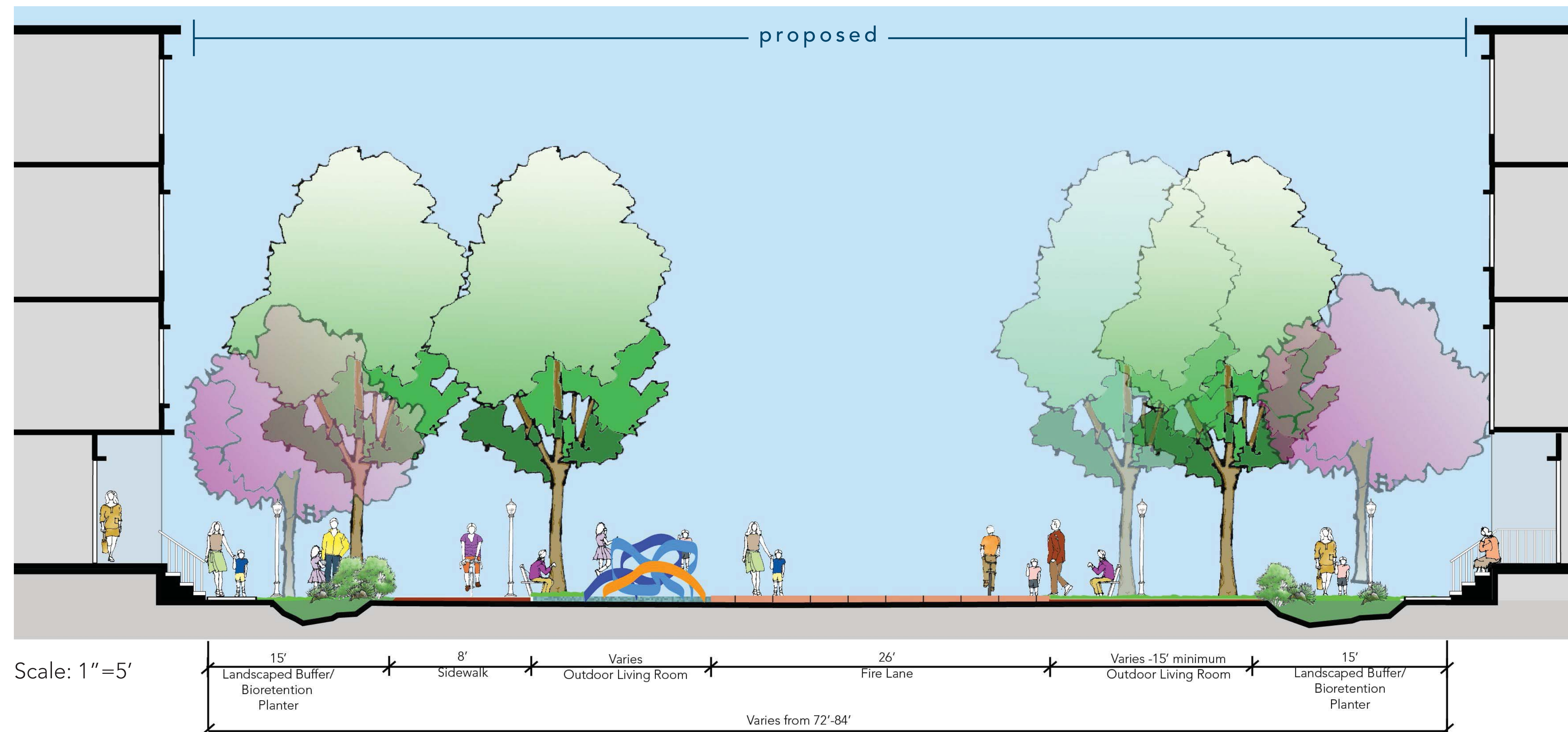


d west courtyards





Section: Linear Green



g south building roof deck

